



# MIAMI BEACH

Building Department

Fee Schedule

Effective June 2, 2014



**BUILDING DEPARTMENT MISSION:** We are dedicated to serving the public by the efficient and effective supervision of construction, business, professional and personal activities to safeguard the public health, safety and general welfare of the City's residents and visitors by enforcing the Florida Building Code and the City Code of Ordinances.

The City of Miami Beach Building Department seeks to provide the very best service to our customers and for our residents and citizens as reflected in our mission statement.

The City of Miami Beach is guided by the *Florida Building Code*, and building permits are required for any construction work conducted in the City. All building permits have to be processed through the City of Miami Beach Building Department. The permitting process begins with the review of plans and may end with a Final Approved Inspection, a Certificate of Occupancy, or a Certificate of Completion.

### **Fee Schedule**

<b>Section</b>	<b>Page</b>
<b>1</b> Building Permit Fees	<b>2</b>
<b>2</b> Fire, Public Works and Zoning Fees – Alteration/Remodel Permits	<b>3</b>
<b>3</b> Fire, Public Works and Zoning Fees – New Construction Permits	<b>5</b>
<b>4</b> Fire, Public Works and Zoning Fees – Small Work Permits	<b>8</b>
<b>5</b> Fire, Public Works and Zoning Fees – Marine Permits	<b>11</b>
<b>6</b> Electrical Permit Fees	<b>12</b>
<b>7</b> Fire, Public Works and Zoning Fees – Electrical Permits	<b>12</b>
<b>8</b> Elevator, Escalators and Other Lifting Apparatus permit fees	<b>13</b>
<b>9</b> Mechanical Permit Fees	<b>14</b>
<b>10</b> Fire, Public Works and Zoning Fees – Mechanical Permits	<b>15</b>
<b>11</b> Plumbing Permit Fees	<b>16</b>
<b>12</b> Fire, Public Works and Zoning Fees – Plumbing Permits	<b>16</b>
<b>13</b> Temporary/Special Event Fees	<b>17</b>
<b>14</b> Certificate of Occupancy and Completion Fees	<b>18</b>
<b>15</b> Miscellaneous Fees	<b>18</b>

## Section 1 - Building Permit Fees

<b><u>Commercial Permit Fees for Building Permits</u></b>	
Permit fee for a building whose estimated construction cost is equal to or less than \$30 million is 2.0% of the cost of construction as approved by the Building Official or his designee, plus 1.0% of the construction cost for any amount over \$30 million as approved by the Building Official or his designee.	
<b><u>Residential Permit Fees for Building Permits</u></b>	
<b>Residential: Single family, Duplex</b>	
Permit fee for a building whose estimated construction cost is equal to or less than \$1 million is 1.8% of the cost of construction as approved by the Building Official or his designee, plus 1.0% of the construction cost for any amount over \$1 million as approved by the Building Official or his designee.	
<b><i>Minimum values established by the Building Official:</i></b>	
<ul style="list-style-type: none"> <li>• Minimum value for new construction shall be \$85.00 per square foot</li> <li>• Minimum value for alteration/remodeling shall be \$50.00 per square foot</li> </ul>	
<b>Minimum Permit Fee</b>	<b>\$100.00</b>
<b><i>Phase Permits</i></b>	
Commercial New Construction	\$2,000.00
Commercial Alteration	\$1,500.00
Residential New Construction	\$1,000.00
<b><i>Private Provider</i></b>	
When a property owner uses the services of a licensed private company for plan review and inspections services (Private Provider), the fee will be assessed as a regular building permit with a discount of 25% of the original building permit fee. If only the inspections are done by the Private Provider, then the fee will be assessed as a regular building permit with a discount of 12.5% of the original building permit fee.	

## Section 2 – Fire, Public Works and Zoning Fees – Alteration/Remodel Permits

Cost Per One Hundred (100) Square Feet based on Occupancy Type as defined by the Florida Building Code. Samples of Occupancy Types are provided for illustrative purposes only and are not inclusive of all uses within each Occupancy Type. The fee is calculated based on the total square footage multiplied by the rate per square foot, in 100 square foot intervals, as specified below.

	<u>Incremental cost per incremental 100 square feet</u>
<b><u>Occupancy Type</u></b>	
A-1, Assembly – Fixed Seating (Theater, Concert Hall)	
• Up to 3,000 square feet	\$77.96
• From 3,001 square feet to 15,000 square feet, above fee plus	\$21.72
• From 15,001 square feet to 50,000 square feet, above fee plus	\$12.05
A-2, Assembly – Food and Drink (Restaurant, Night Club, Bar)	
• Up to 350 square feet	\$163.74
• From 351 square feet to 1,750 square feet, above fee plus	\$104.44
• From 1,751 square feet to 3,500 square feet, above fee plus	\$103.00
• From 3,501 square feet to 17,500 square feet, above fee plus	\$72.81
• From 17,501 square feet to 50,000 square feet, above fee plus	\$70.52
A-3, Assembly (Worship, Amusement, Arcade, Community Hall)	
• Up to 1,000 square feet	\$120.72
• From 1,001 square feet to 5,000 square feet, above fee plus	\$59.71
• From 5,001 square feet to 50,000 square feet, above fee plus	\$29.63
B, Business	
• Up to 500 square feet	\$112.12
• From 501 square feet to 2,500 square feet, above fee plus	\$76.62
• From 2,501 square feet to 25,000 square feet, above fee plus	\$18.39
• From 25,001 square feet to 50,000 square feet, above fee plus	\$16.64
D/E, Daycare and Educational	
• Up to 3,000 square feet	\$84.08
• From 3,001 square feet to 15,000 square feet, above fee plus	\$35.95
• From 15,001 square feet to 50,000 square feet, above fee plus	\$14.22
I-1, Institutional, ambulatory	
• Up to 1,500 square feet	\$74.08
• From 1,501 square feet to 7,500 square feet, above fee plus	\$32.12
• From 7,501 square feet to 50,000 square feet, above fee plus	\$7.95

	<u>Incremental cost per incremental 100 square feet</u>
I-2, Institutional, non-ambulatory	
• Up to 4,500 square feet	\$75.97
• From 4,501 square feet to 22,500 square feet, above fee plus	\$14.73
• From 22,501 square feet to 50,000 square feet, above fee plus	\$7.43
M, Mercantile (Department Store or Drug Store)	
• Up to 1,000 square feet	\$112.51
• From 1,001 square feet to 5,000 square feet, above fee plus	\$83.69
• From 5,001 square feet to 50,000 square feet, above fee plus	\$30.15
M, Mercantile (Gas Station)	
• Up to 400 square feet	\$188.77
• From 401 square feet to 2,000 square feet, above fee plus	\$214.28
• From 2,001 square feet to 20,000 square feet, above fee plus	\$72.30
• From 20,001 square feet to 50,000 square feet, above fee plus	\$67.41
M, Mercantile (Retail or Wholesale)	
• Up to 1,500 square feet	\$76.95
• From 1,501 square feet to 7,500 square feet, above fee plus	\$74.57
• From 7,501 square feet to 50,000 square feet, above fee plus	\$22.09
R-1, Residential – Transient (Boarding House, Hotel, Motel)	
• Up to 2,000 square feet	\$97.13
• From 2,001 square feet to 10,000 square feet, above fee plus	\$38.16
• From 10,001 square feet to 50,000 square feet, above fee plus	\$17.92
R-2, Residential – Permanent (Apartment, Dormitory, Timeshare)	
• Up to 600 square feet	\$139.42
• From 601 square feet to 3,000 square feet, above fee plus	\$152.09
• From 3,001 square feet to 30,000 square feet, above fee plus	\$57.10
• From 30,001 square feet to 50,000 square feet, above fee plus	\$50.76
R-3, Residential – Permanent (Dwellings, Custom Homes)	
• Up to 1,500 square feet	\$29.52
• From 1,501 square feet to 2,500 square feet, above fee plus	\$29.56
• From 2,501 square feet to 10,000 square feet, above fee plus	\$14.00
• From 10,001 square feet to 50,000 square feet, above fee plus	\$14.00
R-4, Residential – Assisted Living (6-16 persons)	
• Up to 1,500 square feet	\$79.75
• From 1,501 square feet to 7,500 square feet, above fee plus	\$35.33
• From 7,501 square feet to 50,000 square feet, above fee plus	\$18.60

	<u>Incremental cost per incremental 100 square feet</u>
S-1, Storage – Moderate Hazard (Repair Garage)	
• Up to 500 square feet	\$126.10
• From 501 square feet to 2,500 square feet, above fee plus	\$38.29
• From 2,501 square feet to 5,000 square feet, above fee plus	\$38.63
• From 5,001 square feet to 25,000 square feet, above fee plus	\$15.85
• From 25,001 square feet to 50,000 square feet, above fee plus	\$14.08
S-2, Storage – Low Hazard (excluding Parking Garage)	
• Up to 1,000 square feet	\$159.32
• From 1,001 square feet to 5,000 square feet, above fee plus	\$78.25
• From 5,001 square feet to 50,000 square feet, above fee plus	\$29.95
S-2, Storage – Parking Garage	
• Up to 15,000 square feet	\$48.13
• From 15,001 square feet to 50,000 square feet, above fee plus	\$3.12
<b>For any square footage over 50,000 square feet, above fee per Occupancy Type plus:</b>	
I, Institutional (Clinic or Hospital)	\$6.82
M, Mercantile (Retail or Wholesale only)	\$4.20
R, Residential (excluding R3)	\$8.90
S, Storage (excluding Parking Garage)	\$4.59
S-2, Storage (Parking Garage or Shell Buildings)	\$1.28
All other Occupancy Types, including but not limited to: A, Assembly; B, Business; D, Daycare; E, Educational; and, M, Mercantile (Department Store, Drug Store, Gas Station)	\$5.89

### Section 3 - Fire, Public Works and Zoning Fees – New Construction Permits

Cost Per One Hundred (100) Square Feet based on Occupancy Type as defined by the Florida Building Code. Samples of Occupancy Types are provided for illustrative purposes only and are not inclusive of all uses within each Occupancy Type. The fee is calculated based on the total square footage multiplied by the rate per square foot, in 100 square feet intervals, as specified below.

	<u>Incremental cost per incremental 100 square feet</u>
<b><u>Occupancy Type</u></b>	
A-1, Assembly – Fixed Seating (Theater, Concert Hall)	
• Up to 3,000 square feet	\$104.06
• From 3,001 square feet to 15,000 square feet, above fee plus	\$19.52
• From 15,001 square feet to 50,000 square feet, above fee plus	\$6.21

	<u>Incremental cost per incremental 100 square feet</u>
A-2, Assembly – Food and Drink (Restaurant, Night Club, Bar)	
• Up to 350 square feet	\$194.29
• From 351 square feet to 1,750 square feet, above fee plus	\$75.95
• From 1,751 square feet to 3,500 square feet, above fee plus	\$59.43
• From 3,501 square feet to 17,500 square feet, above fee plus	\$18.30
• From 17,501 square feet to 50,000 square feet, above fee plus	\$13.22
A-3, Assembly (Worship, Amusement, Arcade, Community Hall)	
• Up to 1,000 square feet	\$171.57
• From 1,001 square feet to 5,000 square feet, above fee plus	\$57.23
• From 5,001 square feet to 50,000 square feet, above fee plus	\$11.92
B, Business	
• Up to 500 square feet	\$231.08
• From 501 square feet to 2,500 square feet, above fee plus	\$125.08
• From 2,501 square feet to 25,000 square feet, above fee plus	\$18.16
• From 25,001 square feet to 50,000 square feet, above fee plus	\$13.61
D/E, Daycare and Educational	
• Up to 3,000 square feet	\$124.57
• From 3,001 square feet to 15,000 square feet, above fee plus	\$40.87
• From 15,001 square feet to 50,000 square feet, above fee plus	\$9.90
I-1, Institutional, ambulatory	
• Up to 1,500 square feet	\$120.83
• From 1,501 square feet to 7,500 square feet, above fee plus	\$47.11
• From 7,501 square feet to 50,000 square feet, above fee plus	\$9.10
I-2, Institutional, non-ambulatory	
• Up to 4,500 square feet	\$125.53
• From 4,501 square feet to 22,500 square feet, above fee plus	\$21.38
• From 22,501 square feet to 50,000 square feet, above fee plus	\$8.29
M, Mercantile (Department Store or Drug Store)	
• Up to 1,000 square feet	\$112.74
• From 1,001 square feet to 5,000 square feet, above fee plus	\$63.41
• From 5,001 square feet to 50,000 square feet, above fee plus	\$9.86
M, Mercantile (Gas Station)	
• Up to 400 square feet	\$197.35
• From 401 square feet to 2,000 square feet, above fee plus	\$163.55
• From 2,001 square feet to 20,000 square feet, above fee plus	\$21.57
• From 20,001 square feet to 50,000 square feet, above fee plus	\$16.66

	<u>Incremental cost per incremental 100 square feet</u>
M, Mercantile (Retail or Wholesale)	
• Up to 1,500 square feet	\$80.59
• From 1,501 square feet to 7,500 square feet, above fee plus	\$61.11
• From 7,501 square feet to 50,000 square feet, above fee plus	\$8.63
R-1, Residential – Transient (Boarding House, Hotel, Motel)	
• Up to 2,000 square feet	\$152.29
• From 2,001 square feet to 10,000 square feet, above fee plus	\$42.19
• From 10,001 square feet to 50,000 square feet, above fee plus	\$9.66
R-2, Residential – Permanent (Apartment, Dormitory, Timeshare)	
• Up to 600 square feet	\$232.60
• From 601 square feet to 3,000 square feet, above fee plus	\$203.14
• From 3,001 square feet to 30,000 square feet, above fee plus	\$31.49
• From 30,001 square feet to 50,000 square feet, above fee plus	\$22.48
R-3, Residential – Permanent (Dwellings, Custom Homes)	
• Up to 1,500 square feet	\$97.19
• From 1,501 square feet to 2,500 square feet, above fee plus	\$92.30
• From 2,501 square feet to 10,000 square feet, above fee plus	\$12.29
• From 10,001 square feet to 50,000 square feet, above fee plus	\$19.95
R-4, Residential – Assisted Living (6-16 persons)	
• Up to 1,500 square feet	\$135.28
• From 1,501 square feet to 7,500 square feet, above fee plus	\$37.80
• From 7,501 square feet to 50,000 square feet, above fee plus	\$7.07
S-1, Storage – Moderate Hazard (Repair Garage)	
• Up to 500 square feet	\$176.92
• From 501 square feet to 2,500 square feet, above fee plus	\$41.93
• From 2,501 square feet to 5,000 square feet, above fee plus	\$33.16
• From 5,001 square feet to 25,000 square feet, above fee plus	\$11.57
• From 25,001 square feet to 50,000 square feet, above fee plus	\$8.33
S-2, Storage – Low Hazard (excluding Parking Garage)	
• Up to 1,000 square feet	\$159.56
• From 1,001 square feet to 5,000 square feet, above fee plus	\$57.97
• From 5,001 square feet to 50,000 square feet, above fee plus	\$9.66
S-2, Storage – Parking Garage	
• Up to 15,000 square feet	\$48.54
• From 15,001 square feet to 50,000 square feet, above fee plus	\$1.79



	<u>Incremental cost per incremental 100 square feet</u>
<b>For any square footage over 50,000 square feet, above fee per Occupancy Type plus:</b>	
I, Institutional (Clinic or Hospital)	\$9.96
M, Mercantile (Retail or Wholesale only)	\$8.63
R, Residential (excluding R3)	\$11.86
R3, Residential	\$2.96
S, Storage (excluding Parking Garage)	\$7.71
S-2, Storage (Parking Garage or Shell Buildings)	\$1.84
All other Occupancy Types, including but not limited to: A, Assembly; B, Business; D, Daycare; E, Educational; and, M, Mercantile (Department Store, Drug Store, Gas Station)	\$10.18
Shell Building < 75 feet	
• Up to 7,500 square feet	\$63.95
• From 7,501 square feet to 50,000 square feet, above fee plus	\$1.88
Shell Building > 75 feet	
• Up to 15,000 square feet	\$52.55
• From 15,001 square feet to 50,000 square feet, above fee plus	\$1.82

#### **Section 4 - Fire, Public Works and Zoning Fees – Small Work Permits**

<b>Awning, canopies and residential patio covers</b>	
Multi-family, commercial and industrial buildings	\$185.00
Remove & Replace Fabric Only	\$14.52
Carport Awning	\$109.92
<b>Bath renovation</b>	
Single residential unit (R2) maximum fee	\$47.70
<b>Concrete slabs and walkways</b>	
Single family residence (R3)	
• Per 1,000 square feet or part thereof	\$40.44
Multi-family, commercial and industrial buildings	
• Per 1,000 square feet or part thereof	\$77.85
<b>Demolition</b>	
Total Demolition	
• 3 stories or under	\$82.96
• Over 3 stories	\$80.88

Partial Demolition	
Single family residence (R3)	
• Under 300 square feet	\$16.00
• 300 to 1,000 square feet	\$74.00
• 1,001 to 5,000 square feet	\$76.73
• Per 1,000 square feet over 5,000 square feet	\$66.36
Multi-family, commercial and industrial buildings	
• Under 300 square feet	\$39.00
• 300 to 1,000 square feet	\$147.00
• 1,001 to 5,000 square feet	\$179.39
• Per 1,000 square feet over 5,000 square feet	\$121.32
Demolition of signs, fences and/or other than above	\$51.84
<b>Fences and/or walls</b>	
Single family residence (R3)	
• For first 75 linear feet or fractional part	\$67.40
• For each additional 75 linear feet or fractional part thereof	\$11.41
Multi-family, commercial and industrial buildings	\$206.35
<b>Fountains</b> Commercial, including equipment	\$453.17
Residential, including equipment	
• 1,000 gallons or under	\$121.32
• 1,001 to 25,000 total gallons	\$191.84
• Over 25,000 total gallons	\$139.99
<b>Kitchen renovation</b> Single residential unit (R2) maximum fee	\$70.52
<b>Landscaping</b>	
Residential (excludes single family residence (R3))	\$136.88
Commercial	
• Up to 250 square feet	\$ 245.77
• Lot Size Up To 10,000 square feet	\$ 491.53
• Lot Size Greater Than 10,000 square feet	\$ 905.29
<b>Moving buildings or other structures</b>	
Under 1,500 square feet (does not include cost of new foundation permit or repairs to building or structure permit.)	\$892.86
Per additional 1,500 square feet	\$144.15
<b>Painting</b>	
Residential	\$27.00
Commercial	\$80.00

<b>Paving/Wood Decks</b>	
Single family residence (R3)	
• Per 1,000 square feet or part thereof	\$21.78
Multi-family, commercial and industrial buildings	
• Per 1,000 square feet or part thereof	\$34.22
<b>Railings and Handrails</b>	
Single family residence (R3)	\$110.96
Multi-family, commercial and industrial buildings	
• 0 to 500 linear feet	\$185.62
• 501 and Above	\$284.14
<b>Repairs</b>	
Minor Repairs	\$98.52
<b>Roofing and re-roofing</b>	\$10.37
<b>Shutters</b> - new installation or replacement (unit is the opening between structural elements)	
• 1 to 30 units	\$44.59
• Each additional 10 units or part thereof over 30	\$5.19
<b>Sign</b> (If sign has electrical component, electrical sub-permit required)	
• Each	\$112.00
<b>Solar Water Heater System</b>	\$4.15
<b>Storefront</b> - including windows and doors therein	
• 0 to 100 square feet	\$255.09
• 101 to 1,000 square feet	\$337.02
• Per additional 100 square feet over 1,000	\$52.89
<b>Swimming Pools</b>	
New Swimming Pool, or Spa – commercial, including equipment	
• 1,000 gallons or under	\$603.53
• 1,001 to 25,000 total gallons	\$685.45
• Over 25,000 total gallons	\$687.52
New Swimming Pool, or Spa – residential, including equipment	
• 1,000 gallons or under	\$121.32
• 1,001 to 25,000 total gallons	\$191.84
• Over 25,000 total gallons	\$139.99
Swimming pool equipment-relocations	\$12.44
Swimming pool renovation commercial (non-structural) including equipment	\$455.24

Swimming Pool renovation residential (non-structural) including equipment	\$124.44
<b>Waterproofing</b>	
• Under 2,000 square feet	\$13.48
• Per each additional 1,000 square feet or part thereof	\$19.70
<b>Windows and exterior doors</b> - new installation or replacement	
Single family residence (R3)	
• 1 to 10 units	\$84.00
• 11 to 30 units	\$107.85
• 31 to 50 units	\$221.92
• 51 and more units (special inspection required), per additional 5 units or part thereof	\$28.00
Multi-family, commercial and industrial buildings	
• 1 unit	\$107.85
• 2 to 10 units	\$131.70
• 11 to 30 units	\$176.29
• 31 to 50 units	\$360.88
• 51 and more units (special inspection required), per additional 5 units or part thereof	\$51.85

## Section 5 - Fire, Public Works and Zoning Fees - Marine Permits

<b>Docks</b>	
Commercial (includes pilings associated with dock construction and 2 moorings)	
• 100 square feet or under	\$96.44
• 101 to 500 square feet	\$107.85
• Per 100 square feet or part thereof over 500 square feet	\$28.00
Residential (includes pilings associated with dock construction and 2 moorings)	
• 100 square feet or under	\$30.07
• 101 to 500 square feet	\$84.00
• Per 100 square feet or part thereof over 500 square feet	\$26.96
<b>Pilings or Moorings</b>	
• Up to 2 units	\$53.92
• Each additional piling	\$10.37
<b>Seawalls and Seawall Repair</b> (includes piles)	
• Under 75 linear feet	\$23.85
• 75 to 150 linear feet	\$26.96
• Per 25 linear feet or part thereof over 150 linear feet	\$5.19

<b>Watercraft lift</b>	
• Up to 2 systems (dual arm lift is a single unit)	\$56.00
• Each additional system over 2	\$5.19

## Section 6 - Electrical Permit Fees

<b><u>Commercial Permit Fees for Electrical Permits</u></b>	
Permit fee for a building whose estimated construction cost is equal to or less than \$30 million is 2.0% of the cost of construction as approved by the Building Official or his designee, plus 1.0% of the construction cost for any amount over \$30 million as approved by the Building Official or his designee.	
<b><u>Residential Permit Fees for Electrical Permits</u></b>	
<b>Residential: Single family, Duplex</b>	
Permit fee for a building whose estimated construction cost is equal to or less than \$1 million is 1.8% of the cost of construction as approved by the Building Official or his designee, plus 1.0% of the construction cost for any amount over \$1 million as approved by the Building Official or his designee.	
<b>Electrical minimum permit fee</b> – including repair work (does not apply to permits issued as supplementary to current outstanding permits for the same job)	\$100.00
<b>Temporary Power</b>	
Temporary Power for Construction	\$225.00
Temporary Power for Test	\$189.00

## Section 7 - Fire, Public Works and Zoning Fees - Electrical Permits

<b>Charging Stations</b>	
Single family residence	\$28.00
<b>Commercial</b>	
• Up to 5 units	\$268.58
• Each additional 5 units over 5	\$28.00
<b>Communication Equipment Enclosure</b>	
Without transfer switch and receptacle	\$157.62
With transfer switch and receptacle	\$157.62
<b>Generators</b>	
Generator – Single Family	\$49.00
Generator – Commercial	
• Under 10,000 square feet or	\$307.00

non-life safety related generator	
• 10,000 to 50,000 square feet	\$427.00
• Above 50,000 square feet	\$629.00
<b>Parking lot lighting</b>	\$24.89
<b>Solar (Photovoltaic)/Alternate Power</b>	
• Systems-Single Family	\$6.00
• Systems-Commercial/Multi-Family	\$11.00
<b>Temporary Generator</b> (non-special event)	\$28.00
<b>Temporary Power for Construction</b>	\$54.96
<b>Transfer Switch</b> for future generator (per unit)	\$5.00

## Section 8 - Elevator, Escalators and Other Lifting Apparatus Permit Fees

<b>Annual fees for certificate of operation and inspection</b>	
Date Due: October 1 <sup>st</sup>	
Certificate of Operation for each unit (mandated)	\$75.00
Renewal of Delinquent Certificate of Operation	\$100.00
Duplicate Certificate of Operation (mandated)	\$25.00
Monitoring/Jurisdictional fee	\$200.00
<b>Annual maintenance repair</b> (not to include major revamping)	\$602.00
<b>Compliance inspection</b> if witnessed test failed, per inspection	\$104.00
<b>Dumbwaiters, elevators and escalators</b> – certificate and inspection	
Periodic (Annual) Inspection	\$208.00
Re-inspection fee, each re-inspection	\$104.00
Witnessing of 1-year tests per ASME A17.1, part X, section 1000, rule 1000.1b	\$208.00
Witnessing of 5-year tests per ASME A17.1, part X, section 1000, rule 1000.1b	\$260.00
<b>New installation or major revamping</b> per ASME A17.1 Section 8.7 - Building permit required (includes initial inspection and certificate)	
Escalator installation, per unit	\$2,158.00
Hydraulic elevator installation, per unit (includes Fire component)	
• Up to three stories	\$1,186.15
• 4 to 10 stories	\$1,516.74
Residential elevator installation, per unit	\$1,213.00
Traction elevator installation, per unit (includes Fire component)	
• Up to three stories	\$2,250.15

• 4 to 10 stories	\$2,753.74
• Each additional story over 10	\$100.59
Wheelchair lift installation (includes Fire component)	\$1,000.89
<b>Removal of elevator from service</b>	\$570.00
<b>Repair and Maintenance</b>	
Repairs (Value over \$5,000.00) per ASME 17.1, Section 8.6.2	\$633.00
Repairs (Jack/Oil Lines) Up to \$5,000.00	\$250.00
Repairs (Cab Interior/Other) Up to \$5,000.00	\$250.00
<b>Tests, Temporary Use, Variances and Compliance Inspection</b>	
Emergency Power Test (includes Fire component)	\$1,306.96
<b>Elevator System Recall Test</b>	
• per unit (includes Fire component)	\$1,155.77
• additional Fire fee per floor	\$25.93
Temporary Use Permit	\$1,317.00
Temporary Use Permit renewal	\$100.00
Application for variances from codes to install or modernize equipment	\$519.00
<b>Window cleaning machine</b> (roof), each machine	\$108.00
Any elevator, escalator, etc., owner who fails to comply with the order to correct a violation issued within 30 days is subject to an administrative fine up to \$500.00 in addition to any other penalty provided by law. Fines can be imposed for every 30 day period that the violation remains active. These fines, before or after paid, can be appealed to the Department Director or his designee whose decision shall be final. No clearance for the use of the elevator shall be given until these fines have been paid or waived.	

## Section 9 - Mechanical Permit Fees

<b><u>Commercial Permit Fees for Mechanical Permits</u></b>
Permit fee for a building whose estimated construction cost is equal to or less than \$30 million is 2.0% of the cost of construction as approved by the Building Official or his designee, plus 1.0% of the construction cost for any amount over \$30 million as approved by the Building Official or his designee.
<b><u>Residential Permit Fees for Mechanical Permits</u></b>
<b>Residential: Single family, Duplex</b>
Permit fee for a building whose estimated construction cost is equal to or less than \$1 million is 1.8% of the cost of construction as approved by the Building Official or his designee, plus 1.0% of the construction cost for any amount over \$1 million as approved by the Building Official or his designee.

<b>Mechanical minimum permit fee</b> (does not apply to permits issued as supplementary to current outstanding permits for the same job)	\$100.00
<b>Annual Inspection for Boilers</b>	\$260.00
<b>Smoke Control Test</b> (area served)	
• Up to 10,000 square feet	\$208.00
• 10,001 to 50,000 square feet	\$708.00
• Over 50,000 square feet	\$1,063.00

#### Section 10 - Fire, Public Works and Zoning Fees - Mechanical Permits

<b>Air Conditioning and Refrigeration</b>	
New Residential A/C	
• Installation of single unit	\$60.14
• 2 or more units	\$91.26
New Commercial A/C, per unit	\$122.35
A/C Replacement Commercial (single unit)	\$26.96
Chiller	
• With structural work	\$24.89
• Without structural work	\$24.89
Cooling Tower	
• With structural work	\$124.44
• Without structural work	\$22.81
Duct Work – New or Replacement Commercial	\$32.15
<b>Exhaust Ventilation</b> New or Replacement Commercial	\$32.15
<b>Furnaces and heating equipment including commercial driers, ovens and other fired objects not elsewhere classified</b> (includes all component parts of the system except fuel and electrical lines. For vented and unvented wall heaters, see plumbing permit fees, natural and liquid petroleum gas)	
Gas or oil furnaces Commercial	\$32.15
<b>Hoods</b> for Commercial Kitchen, Replacement	\$98.52
<b>Pool Heat Pumps</b>	
New	\$28.00
Replacement	\$16.59



<b>Smoke Control Test</b> (area served)	
• Under 10,000 square feet	\$344.28
• 10,000 to 50,000 square feet	\$542.35
• Over 50,000 square feet	\$840.00
<b>Trash Chute</b>	\$98.52

## Section 11 - Plumbing Permit Fees

<b><u>Commercial Permit Fees for Plumbing Permits</u></b>	
Permit fee for a building whose estimated construction cost is equal to or less than \$30 million is 2.0% of the cost of construction as approved by the Building Official or his designee, plus 1.0% of the construction cost for any amount over \$30 million as approved by the Building Official or his designee.	
<b><u>Residential Permit Fees for Plumbing Permits</u></b>	
<b>Residential: Single family, Duplex</b>	
Permit fee for a building whose estimated construction cost is equal to or less than \$1 million is 1.8% of the cost of construction as approved by the Building Official or his designee, plus 1.0% of the construction cost for any amount over \$1 million as approved by the Building Official or his designee.	
<b>Plumbing minimum permit fee</b> (does not apply to permits issued as supplementary to current outstanding permits for the same job)	\$100.00

## Section 12 - Fire, Public Works and Zoning Fees - Plumbing Permits

<b>Backflow</b> protection devices, per device	
• Zoning fee (any quantity)	\$47.70
• Public Works fee (per device)	\$38.36
<b>Drywells or Discharge Wells</b>	\$25.92
<b>Irrigation Systems</b>	
• First zone	\$15.55
• Each additional zone	\$26.96
<b>Natural gas &amp; liquefied petroleum, Appliances</b>	
• Residential (per 1 unit per connection)	\$25.92
• Commercial ( per 1 unit per connection)	\$49.77

<b>Pool heater new</b>	\$17.62
<b>Sanitary, storm, condensation drains and collector lines</b>	\$25.92
<b>Temporary Toilet</b>	
Multi-seat Toilet Trailer, per trailer	See Special Event Fees Section 13
Individual Toilet, per event	See Special Event Fees Section 13
<b>Water Drainage/Connections</b>	
Water/gas mains (per 1 unit per 50 feet)	\$25.92
Water meter/Sub-meter, per unit	\$25.92
Sub-meter with backflow protection system, per unit	\$36.29

### Section 13 - Special Event Fees

Amusement Ride	\$60.00
Temporary Bleachers for public assembly, first approval	\$311.73
Temporary Platforms for public assembly, first approval	\$340.44
Temporary Platforms or Bleachers for public assembly, re-approval	\$41.78
Temporary Structure/Trusses/Statues(no electrical or plumbing included)	\$177.63
Temporary Electric work on circuses, carnivals, per show	\$312.00
Temporary Chiller	\$490.00
Temporary Fencing	\$178.00
Temporary Generator	\$237.00
Temporary Multi-seat Toilet Trailer, per trailer	\$80.00
Temporary Individual Toilet, per event	\$31.51
<b>Tents – excluding electric and plumbing, per tent</b>	
• Up to 1,000 square feet	\$268.88
• Each additional 1,000 square feet over 1,000	\$83.99
<b>Temporary Trailer</b>	
Construction Trailer, per trailer	\$762.96
Office Trailer, per trailer	\$880.96
<b>Temporary Electrical, Mechanical or Plumbing Installations</b>	
Small events are events that include 1-10 tents, bleachers, stages and other structures. Large events are those that include more than 10 tents, bleachers, stages and other structures.	
• Small event, per trade	\$250.00
• Large event, per trade	\$500.00

## Section 14 - Certificate of Occupancy and Completion Fees

<b><i>Certificate of Occupancy</i></b>	
Residential Units R-1, R-2 and R-3, per Unit	\$110.00
All commercial occupancies except R-1 and R-2	\$0.05 per sq. ft.
Minimum fee for commercial certificates of occupancy	\$250.00
When a temporary certificate of occupancy or completion has been issued and the fee has been paid, the fee for a final certificate of occupancy or completion	\$0.00
<b><i>Temporary Certificate of Occupancy or Completion</i></b>	
100% of final certificate of occupancy or completion fee plus the cost of any additional required inspections. Additional required inspections will be charge based on actual time spend on inspection multiplied by the hourly rate, as specified in Section 14-61(h)	
<i>Extension of temporary certificate of occupancy or completion, per period as set by the Building Official.</i>	100% of final certificate of occupancy or completion fee
<b><i>Certificate of Completion</i></b>	
Certificate of Completion fees for reconfiguration of space are the same as Certificate of Occupancy fees per section 14-66(2)a	
Minimum fee for commercial certificates of completion	\$100.00
Swimming Pool	\$237.00
Kitchen/Bath	\$79.00
Generator	\$168.00
Docks/Seawalls	\$237.00
A/C Units and Cooling Towers per permit	\$188.00
All Other Certificates of Completion, Minimum Fee	\$188.00

## Section 15 - Miscellaneous Fees

<b><i>Change of Contractor</i></b>	\$100.00
<b><i>Change of Architect or Engineer</i></b>	\$100.00
<b><i>Expedited Plan Review and Inspection Fee</i></b> - Upon request from the applicant, the Department may schedule an expedited plans review or inspection on an overtime basis by Department staff.	\$250.00 for each review or inspection requested

<b>Express plan review</b> – available for first review only	50% of the Building permit fee line item
<b>Permit extension</b>	
One time request for Building permit extension (permit must not be expired)	\$100.00
Additional request for Building permit extension (permit must not be expired)	100% of Building permit fee line item
<b>Forty-year recertification</b> - per building	
Building Official approval of 6 month extension for building recertification	\$600.00
Late compliance fee equals the regular fee plus an additional	\$260.00
New inspection report fee if recertification not completed within 90 days of building's being declared unsafe	\$312.00
<b>Lost Building permit card fee</b>	\$78.00
<b>Lost plans fee</b>	
Administrative processing fee	\$50.00
Plus the cost per page reproduced:	
• Letter (8 ½ x 11), Legal (8 ½ x 14) and Ledger (11 x 17)	\$1.04
• Arch D (24 x 36) and Arch E (36 x 48)	\$2.29
• Other copies, up to Legal Size	\$.16
<b>Refunds</b>	
<p>The fees charged pursuant to the schedule in appendix A of the City Code, provided the same are for a permit required by Section 105.1 of the Florida Building Code, may be refunded by the Building Official subject to the following:</p> <ol style="list-style-type: none"> <li>No refunds shall be made on requests involving: <ol style="list-style-type: none"> <li>Permit fees of \$100.00 or less; or</li> <li>Permits revoked by the building official under authority granted by the Florida Building Code; or</li> <li>Permits cancelled by court order; or</li> <li>Permits which have expired; or</li> <li>Permits under which work has commenced as evidenced by any recorded inspection having been made by the department, unless the refund is due to an overcharge by the city.</li> </ol> </li> <li>A full refund shall be granted to a permit holder who takes out a permit covering work outside the jurisdictional inspection area.</li> <li>A full refund less the minimum up-front permit fee and any outside agency fees shall be granted to a permit applicant who requests a refund in writing within one year of payment, provided that no plan review has commenced. A full refund less \$100.00 or the up-front permit fee, whichever amount is greater, rounded down to the nearest dollar, and any outside agency fees shall be granted to a permit applicant who requests a refund in writing within one year of payment, provided that a permit has not been issued. A full refund less \$100.00 or the up-front permit fee, whichever amount is greater, rounded</li> </ol>	

<p>down to the nearest dollar, and any outside agency fees shall be granted to a permit holder (to whom a permit has been issued) who requests a refund in writing within one year of payment, provided:</p> <ol style="list-style-type: none"> <li>That the permit holder makes a written request prior to the permit expiration date; and</li> <li>That no work as evidenced by any recorded inspection has commenced under such permit.</li> </ol>	
<b>Re-inspection Fee</b>	
First re-inspection	\$0.00
Second and subsequent re-inspection(s)  For the same item not corrected	Based on four times the cost of first inspection or first re-inspection, whichever is greater.
<b>Renewal of expired permits</b>	
<p>Where the permit is revoked, or becomes null and void, or expires because of lack of work or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work, pursuant to Section 105.4.1.1 of the Florida Building Code. If no more than 180 days of the expiration date of the original permit has passed, and no refund has been made according to this section, the applicant may apply to renew the permit. The reapplication must be covering the same project and involving the same plans, and must be submitted with the plans and the applicant's validated copy of the original permit. A fee of 25 percent of the original permit fee, plus an additional \$57.00 processing fee, shall be charged for a renewal under these circumstances.</p> <p>For permits that have expired where the only missing component is one or more final inspections, the fee for reopening the permit, performing the final inspection(s), and providing a final approval on the permit shall be charged based on the minimum building permit fee.</p>	
<b>Re-review fee</b>	
First and second re-review	\$0.00
Third and subsequent re-reviews  For the same item not corrected	Based on four times the actual time spent on plan review multiplied by plan review hourly rate
<b>Revised plans processing fee</b>	
Administrative processing fee	\$50.00
Plus revised plans review fee of	Based on actual time spent on review multiplied by hourly rate
<b>Starting work without a permit</b>	
	Double the permit fee plus:

First offense	\$120.00
Second offense	\$239.00
Subsequent offenses	\$597.00
<b>Surcharges</b>	
Employee training, education, safety, and technology procurement and implementation for service enhancement surcharge.	6% of each Permit Fee
Pursuant to Florida Statutes F.S. 553.721-In order for the Department of Business and Professional Regulation to administer the Florida Building Code, there is created a surcharge to be assessed at the rate of 1.5 percent of the permit fee associated with enforcement of the Florida Building Code. The minimum amount collected on any permit issued shall be \$2.	
Pursuant to Florida Statutes F.S. 468.631-The Building Code Administrators and Inspectors Fund shall be funded through a surcharge to be assessed at the rate of 1.5 percent of all permit fees associated with enforcement of the Florida Building Code. The minimum amount collected on any permit issued shall be \$2.	
Pursuant to Miami-Dade County Code Section 8-12(e), a surcharge to building permits for County code compliance program, per \$1,000 of work valuation	\$0.60
Sanitation surcharge for all building, electrical, plumbing, mechanical demolition permits,) 0.30% of estimated cost of project:	
• Minimum	\$15.00
• Maximum	\$1,500.00
<b>Up-front processing fee:</b> percent of estimated permit fee or the minimum processing fee, whichever is greater	
Percent of estimated permit fee rounded up to the nearest \$5.00 increment	20%
Minimum up-front fee	\$50.00



# MIAMI BEACH

BUILDING DEPARTMENT  
1700 Convention Center Drive  
2<sup>nd</sup> Floor  
Miami Beach, FL 33139  
Ph. 305-673-7610  
Fax. 305-673-7857

FIRE DEPARTMENT:  
FIRE PREVENTION DIVISION  
1701 Meridian Avenue  
2<sup>nd</sup> Floor  
Miami Beach, FL 33139  
Ph. 305-673-7123  
Fax. 305-673-1085

PLANNING DEPARTMENT  
1700 Convention Center Drive  
2<sup>nd</sup> Floor  
Miami Beach, FL 33139  
Ph. 305-673-7550  
Fax. 305-673-7028

PUBLIC WORKS DEPARTMENT  
1700 Convention Center Drive  
4<sup>th</sup> Floor  
Miami Beach, FL 33139  
Ph. 305-673-7080  
Fax. 305-673-7559

[www.miamibeachfl.gov](http://www.miamibeachfl.gov)

*We are committed to providing excellent public service and safety to all who live,  
work and play in our vibrant, tropical, historic community*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice), 305-673-7524 (fax) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

